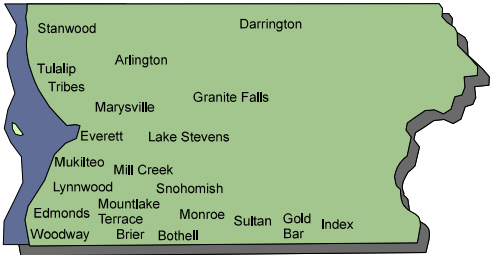


Snohomish County Tomorrow

A GROWTH MANAGEMENT ADVISORY COUNCIL



PLANNING ADVISORY COMMITTEE

RECOMMENDATION

TITLE:	<i>Buildable Lands Report Methodology</i>
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DATE OF RECOMMENDATION: May 14, 2020

RECOMMENDED ACTION: The Planning Advisory Committee recommends that the Steering Committee review and approve the attached revisions to the SCT Buildable Lands Procedures Report and Reasonable measures Program documents.
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- Attachments:**
1. Methods and Procedures Technical Supplement: Response to E2SSB-5254
 2. Reasonable Measures Program Technical Supplement: Response to E2SSB-5254

COUNTYWIDE PLANNING POLICY (IES):	<i>Countywide Planning Policy GF-7</i> <i>Appendix D – Reasonable Measures</i> <i>Appendix E – Procedures for Buildable Lands Reporting in Response to GF-7</i>
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DESCRIPTION/BACKGROUND:

With passage of E2SSB 5254 in 2017, and publication of Commerce’s updated Buildable Lands Guidelines in December 2018, Snohomish County is required to review and update the buildable lands methods and procedures to be used for the 2021 Buildable lands Report (BLR). For Snohomish County, this effort is centered on reviewing and updating the following two methodology documents originally developed by Snohomish County Tomorrow (SCT):

- *Snohomish County Tomorrow Recommended Methodology and Work Program for a Buildable Lands Analysis for Snohomish County and its Cities (Procedures Report, July 2000)*
- *Snohomish County Tomorrow Recommended Method for Evaluating Local Reasonable measures Programs (June 2003)*

Specific areas of focus for review called for by the Commerce Guidelines include:

- Land status classifications
- Market factor assumptions
- Infrastructure gaps
- Reasonable measures.

In May 2019, the PAC formed a subcommittee to work with county staff and the consultant (ESA/ECONorthwest) to review and evaluate existing methods and procedures for conducting the buildable lands and reasonable measures analysis, and recommend updates to the two SCT methodology documents.

The PAC subcommittee met four times between September 2019 and February 2020 to develop its recommendation. The process also included holding a Stakeholder Workshop in November 2019 to discuss the overall process for updating the BLR methodology, provide preliminary findings of the research, and to gather input and ideas for the PAC subcommittee to consider. The workshop attendees included representatives from the development, environmental, and infrastructure-provider communities. The SCT Managers and Administrators Group (MAG) was briefed on this project in January 2020, as well as the SCT Community Advisory Board (CAB) in February 2020.

Attachments 1 and 2 convey the PAC's recommendation, with one supplementing content in the July 2000 SCT Procedures Report, and the other supplementing the June SCT Reasonable Measure Program document. A summary of the PAC's key recommended changes follows:

- The current methodology generally works well at predicting land that is potentially developable within the UGA, however, some minor adjustments to thresholds used to determine developable land status are recommended.
- The current methodology is generally accurate in predicting the housing unit capacity at locations that eventually develop. To the extent it was inaccurate, it was in the direction of underestimating capacity.
- The actual single family market availability reduction factor was less than used in the current methodology and should be adjusted downward.
- An updated list of reasonable measures with additional measures and metrics should be considered.
- An updated methodology to reflect procedural steps to address infrastructure gaps should be considered.